



## CITY OF MORGAN HILL

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### PLANNING COMMISSION MINUTES

#### REGULAR MEETING

**JULY 25, 2000**

**PRESENT:** Lyle, McMahon, Mueller, Pinion, Ridner, Sullivan

**ABSENT:** Kennett

**LATE:** None

**STAFF:** Planning Manager (PM) Rowe, and Office Assistant II Dieter

#### REGULAR MEETING

Vice-Chair Ridner called the meeting to order at 7:00 p.m.

#### DECLARATION - POSTING OF AGENDA

Office Assistant II Dieter certified that this meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

#### PUBLIC COMMENTS

Vice-Chair Ridner opened the floor to public comments.

There being none, Vice-Chair Ridner closed the public comments.

#### MINUTES

**JULY 11, 2000**

**COMMISSIONERS LYLE/MUELLER MOTIONED TO APPROVE THE JULY 11, 2000 MEETING MINUTES AS WRITTEN. THE MOTION CARRIED BY A VOTE OF 5-0, WITH SULLIVAN ABSTAINING, AND KENNETT ABSENT.**

**OTHER BUSINESS:**

**1) UP-00-02:  
ADOPTION OF  
A MITIGATION  
MONITORING  
PLAN FOR  
CARDEN  
ACADEMY**

PM Rowe presented the staff report on this item and recommended Planning Commission approval of the mitigation monitoring program for the Morgan Hill School relocation with the following modification to Mitigation #12:

“Student enrollment for the first school year shall be limited to 130 students. Enrollment of up to 200 students may be permitted in the second school year *subject to Planning Commission approval and only upon* following completion of amended/updated Traffic Report and implementation of any traffic mitigation measures identified in the amended traffic report. Student enrollment beyond 200 students shall require an amendment to the Conditional Use Permit.”

Vice-Chair Ridner opened the meeting to public comments.

There being none, Vice-Chair Ridner closed the public comments.

Commission discussion ensued. Commissioners Pinion and Sullivan questioned the level of mitigation required under item #1B of the Monitoring Program relating to burrowing owls (the 1:1 ratio for habitat replacement). PM Rowe explained that this is the standard wording for the mitigation that was worked out under an interim agreement with the State Department of Fish and Game. Therefore, staff recommended that Mitigation 1B be approved as worded.

**COMMISSIONERS PINION/MUELLER MOTIONED TO APPROVE BY MINUTE ACTION APPLICATION UP-00-02: MITIGATION MONITORING PLAN FOR CARDEN ACADEMY LOCATED AT 410 LLAGAS ROAD, AS AMENDED. THE MOTION CARRIED BY A VOTE OF 6-0, WITH KENNETT ABSENT.**

**ANNOUNCEMENTS:**

PM Rowe invited the Planning Commission to the July 26<sup>th</sup> Measure ” P” orientation meeting.

PM Rowe handed out the Planning Division work plan for the fiscal year 2000-2001. Handout identified key projects that will be addressed this year.

PM Rowe reminded the Planning Commission that the workshop with the Morgan Hill Unified School District on the Draft EIR for the new high school is scheduled for Tuesday, August 22, 2000 from 6 p.m. to 7 p.m. in the Council Chambers

PM Rowe advised the Planning Commission of the decision of the City Council regarding the Walgreens application. He advised that the City Council granted an appeal and modified the conditions of approval to allow for alternative east-to-west traffic flow, with the stipulation that the traffic flow be looked at in six months.

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**ADJOURNMENT:** There being no further business, Vice-Chair Ridner adjourned the meeting at 7:30 p.m.

MINUTES RECORDED AND PREPARED BY:

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**PHYLLIS M. DIETER**

**Office Assistant II**